

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, February 13, 2007
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER 8:00 P.M. (Note: Special Belmont Fire Protection District Meeting held prior)

ROLL CALL

Directors Present: Dickenson, Warden, Mathewson, Lieberman

Directors Absent: Feierbach

Staff Present: Executive Director Crist, Agency Attorney Zafferano, Community Development Director de Melo, Agency Secretary Cook

CONSENT CALENDAR

Director Dickenson noted for the record that he lives on one of the streets included in the slurry seal project and would therefore be recused from voting on that matter.

Approval of Minutes of the Regular Meeting of January 9, 2007.

Approval of Resolution 442 Approving the Revised Plans and Specifications, Approving Award of Contract to the Lowest Responsible Bidder for an Amount not to Exceed \$225,600, Approving a Construction Contingency not to Exceed \$22,560 for the Portion of Work within the Redevelopment Area, and Authorizing the RDA Executive Director to Execute a Contract for the Slurry Seal Project 2007 – Various Locations, City Contract Number 481

ACTION: On a motion by Director Mathewson, seconded by Director Warden, the Consent Calendar was unanimously approved by a show of hands (Feierbach absent, Dickenson recused on Resolution 442)

ADDITIONAL BUSINESS

Discussion Direction on the Emmett House

Community Development Director de Melo reviewed the recent Planning Commission discussion regarding the move of the Emmett House to its new location at Sixth and O'Neil Avenues. He noted that topics of discussion were the orientation of the garage, reduction of the size of the garage, the cost to move versus the cost to rebuild, and the design and use of the building. He noted that the Commission's primary concern was the use of the building, and it recommended consideration for dedicating the ground floor to public or commercial use, with two residential units on the second floor. He clarified that neighborhood outreach would need to be done if the use were to change from what was originally planned. He also noted that the low-to-moderate income fund of the Redevelopment Agency would need to be repaid if the building were of mixed use. The property would need to be rezoned, and staffing would be required for any public use of the building.

Community Development Director de Melo noted that costs for three options for the building have been provided, as requested.

Denny Lawhern, Belmont Historical Society, concurred with the decision to move and renovate the building at the new site. The City has worked on this project for many years. The renovated building represents a good balance between historical preservation and low-to-moderate income housing. He does not support mixed use. The details of the design are not of concern to him. He supports the architect's comments, and supports the current plan for two residential units.

Nancy Oliver, San Carlos resident/Chair of the History Branch of AAUW (which includes Belmont), stated that she was part of the historic inventory of Belmont structures. The Emmett House is the last piece of the original four corners in Belmont. She supports the current plan, and recommended renovation of the building, not the creation of a replica.

Dave Long, Belmont resident, supports the move and restoration of the Emmett House. The purchase of his own historic home began his involvement in the community. He was involved in helping to save the Emmett House. Much work and outreach was done to reach the current plan, which he supports. He also supports the minor changes as recommended, including reduction of the number of garage spaces and the landscaping modifications. Changing the use of the building will take a step backwards and add more time to the project. There is no identified group for the proposed public use of the downstairs.

Director Warden expressed his support for moving the building and keeping the use as is currently planned, which is what the neighborhood is expecting. Changing the use would have a financial impact due to the requirement to pay back the low-to-moderate income fund, which owns the building. He does not support mixed use.

Director Mathewson noted that the cheapest option is to move and renovate the building. He expressed concern that some of the Planning Commission recommendations were ignored, and he recommended they further discuss the garage design, the orientation of the building, and the number of garage spaces.

Community Development Director de Melo clarified that the site plan issues can be addressed, especially if the garage is reduced to accommodate only two cars. Staff will address the Commission's concerns. He outlined the timeline, and noted that it was hoped that the move and construction could begin this year, with an anticipated opening date of Fall of 2008.

Director Lieberman expressed support for moving the building and the two-unit configuration, which is the least costly of the options. He appreciates the Planning Commission's creative suggestions.

Mike Garaveglia, Architect, described the logistics involved with moving the building. He stated that some of the design issues relate to historic compatibility, including building orientation on the new site, and are not arbitrary aesthetic considerations, but governed by policy. It was his intent to balance the landscaping with current design standards.

Community Development Director de Melo noted that the environmental review period has ended and no comments were received.

Belmont Chamber of Commerce Request for City Redevelopment Agency Participation with Business Directory

Executive Director Crist stated that the Chamber of Commerce would be publishing a new directory and has requested Redevelopment Agency participation to include City information. He reviewed details of the directory, and noted it would be delivered to all homes in Belmont.

Executive Director Crist clarified that Redevelopment monies can be used for this project, even though it would include general City information. He noted that a delivery service would be used for single-family homes, and there is not enough funding for delivery to every apartment.

Ron Denman, Chamber of Commerce President, clarified that the directory would be delivered to businesses and hotels. He noted that it has been 15 years since the last directory was published. He also noted that a directory is a way for Belmont businesses to bond with the community.

Director Lieberman expressed support for this project.

Director Dickenson stated that he supported the inclusion of broad-based City-wide information, not just Redevelopment Agency information.

Director Warden stated that it is reasonable for the City to participate in this project, and is a good use of Redevelopment Agency monies. He suggested that staff address the content of the City information.

ACTION: On a motion by Director Warden, seconded by Director Mathewson, Resolution 443 Authorizing the Participation on a Belmont Chamber of Commerce Business Directory Publication in an amount not to Exceed \$26,000 was unanimously approved by a show of hands (4-0, Feierbach absent).

ADJOURNMENT at this time, being 8:45 P.M.

Terri Cook
Agency Secretary

Meeting audio-recorded and videotaped
Audio Recording 656